

## 27 Riverside Way, Uxbridge, UB8 2YF

11,315 sq ft (1,051.20 sq m)

- Detached Unit
- 6m Clear Height
- Loading Door 5m (H) x 4m (W)
- Large Secure Yard (25m x 25m)
- Separate Parking
- Close to Uxbridge Town Centre



To Be Refurbished Available Q2 2021

Detached Quality Warehouse / Industrial Unit In An Established And Sought After Business Park

## Location

Unit 27 forms part of Riverside Way Business Park a well established and sought after industrial location to the West of Uxbridge Town Centre.

Riverside Way is accessed from the A4007 (St John's Road / Rockingham Road) and is located 2.1 miles from the M40 J1, 3.1 miles from the M25 J16, and 5.4 miles from the M4 J4.

Uxbridge Town Centre with a wide range of retail, restaurant and leisure facilities is located 0.8 miles to the east and is served by the Metropolitan and Piccadilly lines.

An 80 bed Premier Inn Hotel and Beefeater Restaurant is located at the entrance of the Business Park. Other occupiers include Amari Plastics, Aristocrat, Centroid 3D, FSL Aerospace, Woods Foodservice and EET Europarts.

## Description

Unit 27 is a detached high quality industrial / warehouse unit to be fully refurbished throughout.

The unit benefits from its own large secure yard and separate parking facilities to the side of the building.

## Accommodation

All areas are measured on a GEA basis.

Description	Sq ft	Sq m
Warehouse	9,469	879.70
FF Offices	1,846	171.50
<b>Total</b>	<b>11,315</b>	<b>1,051.20</b>

## Specification

### WAREHOUSE

- 6m clear height
- 1 electric loading door 5m (H) x 4m (W)
- 30kN/m<sup>2</sup> floor loading
- 3-phase electricity and gas supply
- New LED lighting

### OFFICES

- Open plan office accommodation
- Suspended ceiling with new LED lighting
- Ground floor reception area
- Ground and first floor WCs
- Main entrance and separate car park entrance

### EXTERNAL

- Large secure yard (25m x 25m)
- Separate car park
- Well maintained business park environment



## Rent

Rent on Application

## EPC

This property has been graded as C (51).

## Business Rates

Upon Enquiry

## Viewing & Further Information

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